



City of NORFOLK

C: Dir., Department of General Services

To the Honorable Council
City of Norfolk, Virginia

January 26, 2016

From: David S. Freeman, AICP
Director of General Services

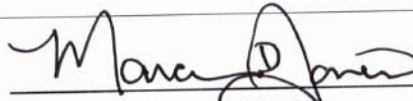
Subject: Conveyance to the Norfolk
Redevelopment and Housing Authority
of certain city-owned parcels of
property

Reviewed:


Sabrina Joy-Hogg, Deputy City Manager

Ward/Superward: 5/6

Approved:


Marcus D. Jones, City Manager

Item Number:

PH-5

- I. **Recommendation:** Adopt Ordinance
- II. **Applicant:** Norfolk Redevelopment and Housing Authority
- III. **Description:**
This agenda item is an ordinance to authorize the conveyance of certain city-owned properties to the Norfolk Redevelopment and Housing Authority ("NRHA").
- IV. **Analysis**
NRHA has requested conveyance of certain parcels of city-owned property described as a portion of Lot 3, and Lots 4, 5, 6, 17, 18, 19, 20 and 21, in Block 2, as shown on a plat entitled "Plan Showing The Property of Ocean View Cottage Co." in furtherance of the Cottage Line Conservation Project.
- V. **Financial Impact**
This conveyance will enable the city to place the property back on the tax rolls, and it will alleviate any financial responsibility of the city regarding maintenance of these grounds.
- VI. **Environmental**
There are no known environmental issues associated with this property.
- VII. **Community Outreach/Notification**
Public notification for this agenda item was conducted through the city's agenda notification process.

VIII. Board/Commission Action

N/A

IX. Coordination/Outreach

This letter and ordinance have been coordinated with the Department of General Services – Office of Real Estate and the City Attorney's Office.

Supporting Material from the City Attorney's Office:

- Ordinance
- Exhibit A – Legal Description of the Property
- Exhibit B – Special Warranty Deed
- Aerial View of Property

Form and Correctness Approved: By Nathan S. Saman
Office of the City Attorney

Contents Approved:

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE AUTHORIZING THE CONVEYANCE TO NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY OF THOSE CERTAIN PARCELS OF PROPERTY DESCRIBED AS A PORTION OF LOT 3, AND LOTS 4, 5, 6, 17, 18, 19, 20 AND 21, IN BLOCK 2, AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "PLAN SHOWING THE PROPERTY OF OCEAN VIEW COTTAGE CO."

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BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the conveyance to Norfolk Redevelopment and Housing Authority of those certain parcels of property owned by the City of Norfolk and described hereinafter is hereby authorized and approved.

PARCEL ONE

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia and being known, numbered and designated as Lot 4 and a portion of Lot 3, Block 2, as shown on the plat entitled "PLAN SHOWING THE PROPERTY OF OCEAN VIEW COTTAGE CO.", which plat is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia ("Chesapeake Clerk's Office") in Map Book 5, at page 24; said property being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Hillside Avenue 100 feet westerly from the northwesterly intersection of Hillside Avenue and Chesapeake Street, as laid down on the aforesaid plat. The said point of beginning being the southwest corner of Lot Two in Block Two on the aforesaid plat and from said point of beginning running thence northerly parallel with Chesapeake Street 95 feet to a point; thence westerly parallel with Hillside Avenue 42.51 feet to a point; thence northerly parallel with Chesapeake Street 55 feet; thence westerly parallel with Hillside Avenue

57.50 feet to the northeast corner of Lot Five in Block Two; thence southerly along the easterly side of said Lot Five in said Block Two and parallel with Chesapeake Street 150 feet to the northerly side of Hillside Avenue; thence 100 feet to the point of beginning.

PARCEL TWO

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as Lot 5, Block 2, as shown on the plat entitled "PLAN SHOWING THE PROPERTY OF OCEAN VIEW COTTAGE CO.", which plat is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia in Map Book 5, at page 24.

PARCEL THREE

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as Lot 17, Block 2, as shown on the plat entitled "PLAN SHOWING THE PROPERTY OF OCEAN VIEW COTTAGE CO.", which plat is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia in Map Book 5 at page 24.

PARCEL FOUR

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia and being known, numbered and designated as Lot 18, 19, 20 and 21, Block 2, as shown on the plat entitled "PLAN SHOWING THE PROPERTY OF OCEAN VIEW COTTAGE CO.", which plat is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia in Map Book 5 at page 24.

IT BEING the same property conveyed to Swank Properties, Inc., a Virginia Corporation, by deed from Economos Properties, Inc., a Virginia corporation (formerly Bonney Road Hotel, Inc.), dated January 12, 1990, and recorded January 24, 1990 in the Clerk's Office of the Circuit Court of City of Norfolk, Virginia, in Deed Book 2235, Page 680.

PARCEL FIVE

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, situate in the City of Norfolk, Virginia, and being known, numbered and designated as Lot 6, in Block 2, as shown on that certain plat entitled "PLAN SHOWING THE PROPERTY OF OCEAN VIEW COTTAGE CO.", which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Map Book 5 at page 24.

IT BEING the same property conveyed to Swank Properties, Inc., a Virginia Corporation, by deed from Bank of America, N.A., a national banking association, Executor and Trustee under the Will of Howard F. Williford, deceased and Evelyn B. Williford, dated November 25, 2002, and recorded December 2, 2002 in the Clerk's Office of the Circuit Court of City of Norfolk, Virginia, as Document Number 020037502.

Section 2: - That the City Manager is authorized to deliver a deed, with Special Warranty of Title, in form satisfactory to the City Attorney, to Norfolk Redevelopment and Housing Authority, or whomever they shall designate, conveying the said parcels of property, and the City Manager is further authorized to do all things necessary and proper to effect the conveyance of the said parcels of property.

Section 3: - That this ordinance shall be in effect from and after thirty (30) days from the date of its adoption.